

Farnsworth GROUP

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CHAMPAIGN, ILLINOIS 61821
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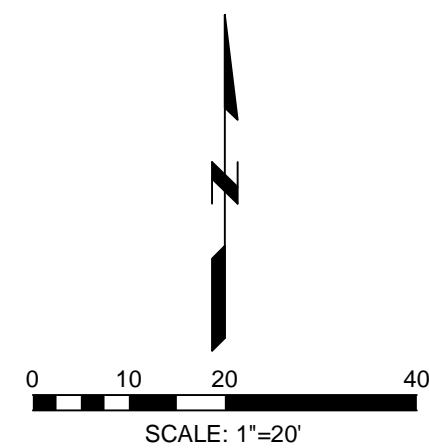
D/B/A FARNSWORTH, INC.

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ISSUE:	
#	Date: Description:

LEGEND

- EX IRON ROD (EXISTING)
- EXISTING
- BENCHMARK
- STORM MANHOLE
- STORM INLET
- SANITARY MANHOLE
- WATER METER
- WATER VALVE
- GAS MARKER
- GAS VALVE/REGULATOR
- COMMUNICATION PEDESTAL
- ELECTRIC TRANSFORMER
- UTILITY POLE
- GUY WIRE
- PARKING LOT LIGHT POLE
- BOLLARD
- WOOD POST
- SIGN
- ST STORM SEWER
- SA SANITARY SEWER
- G GAS LINE
- T UNDERGROUND COMMUNICATION LINE
- OE OVERHEAD ELECTRIC LINE
- DITCH FLOWLINE
- BOUNDARY OF SURVEY
- ADJACENT LOT LINE
- EASEMENT LINE
- BUILDING SET BACK LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- FENCE
- BUILDING
- 614.30 SPOT ELEVATION
- (170) RECORD DATA
- 205.48' MEASURED DATA
- DECIDUOUS TREE / SIZE
- BUSH



VICINITY MAP

N.T.S.

PROJECT:
CASEY'S
MARKETING COMPANY

CITY OF FRANKLIN,
JOHNSON CO., INDIANA

Date: 08-17-15
Design/Drawn: SDS
Reviewed: WJM
Book No.: 116 Field: JL / RN

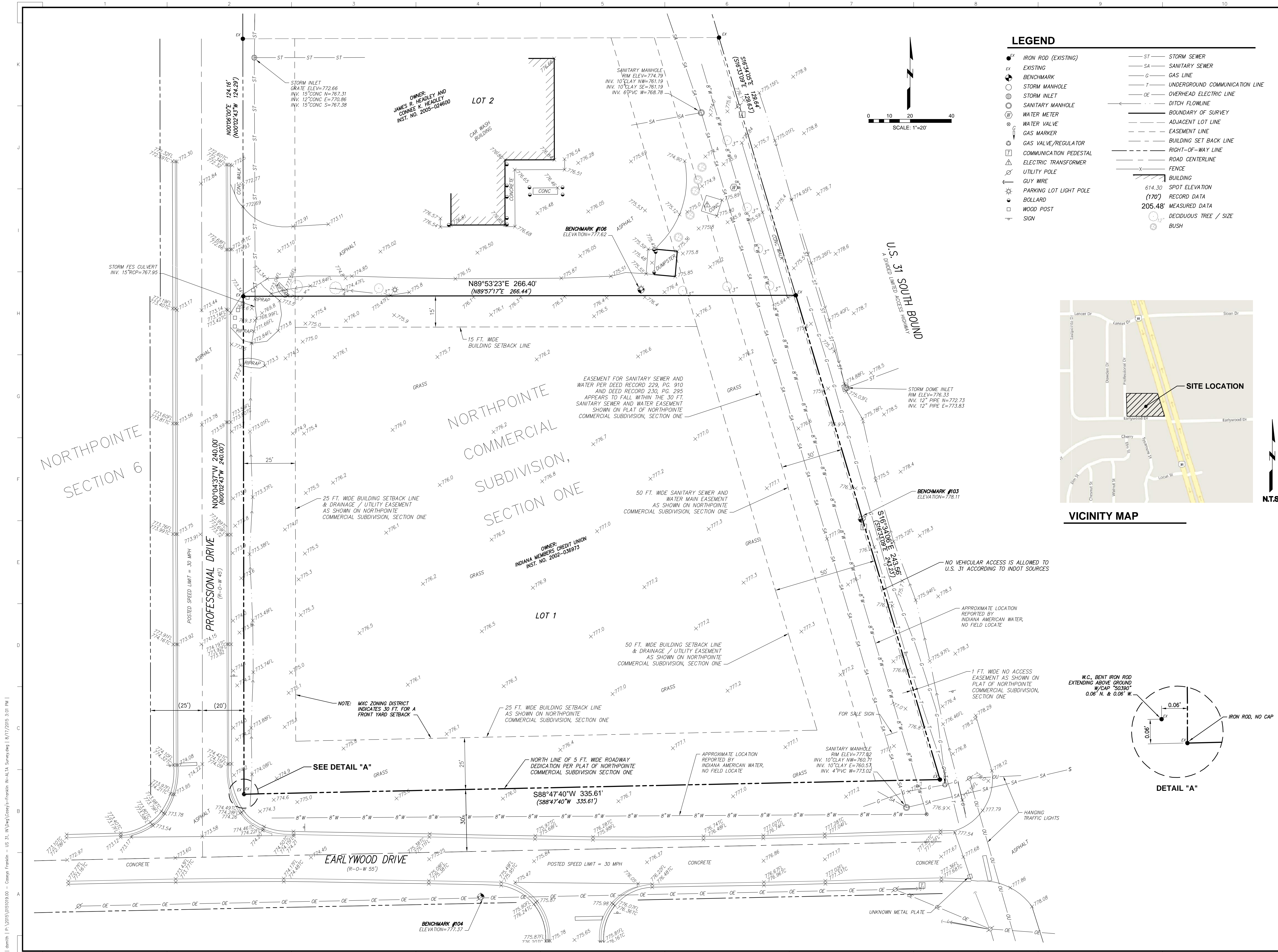
SHEET TITLE:

ALTA / ACSM
LAND TITLE SURVEY

SHEET NUMBER:

1
OF 2

Project No.: 0151019.00



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EXISTING ZONING:

MXC: MIXED USE, COMMUNITY CENTER DISTRICT

MAXIMUM BUILDING HEIGHT: 45 FEET PRIMARY STRUCTURE AND 25 FEET ACCESSORY STRUCTURE

MINIMUM PROPERTY SETBACKS: FRONT: 50 FEET FROM U.S. 31, 30 FEET FROM EARLYWOOD DRIVE AND 30 FEET FROM PROFESSIONAL DRIVE. THE PROPERTY IS CONSIDERED TO HAVE 3 FRONT YARDS DUE TO 3 ROADWAY FRONTAGES.

SIDE: 15 FEET FROM PROPERTY LINE

REAR: 20 FEET FROM PROPERTY LINE

REQUIRED GREEN SPACE: 75 PERCENT

THE PROPERTY IS ALSO SUBJECT TO THE REQUIREMENTS OF THE GW-OL (GATEWAY OVERLAY) DISTRICT. REFER TO THE FRANKLIN ZONING ORDINANCE FOR FURTHER INFORMATION REGARDING THE MXC AND GW-OL DISTRICTS. BUILDINGS IN THE GW-OL DISTRICT MUST FACE U.S. ROUTE 31.

ZONING: ATTN: JOANNA MYERS, SENIOR PLANNER FRANKLIN DEPT. OF PLANNING AND ENGINEERING 70 E. MONROE STREET FRANKLIN, IN 46131 PH. 877-736-3631

UTILITIES AND CONTACTS:

CITY OF FRANKLIN: JOE MCGUINNESS, MAYOR PH. 877-736-3602

KRISTA LINKE, COMMUNITY DEVELOPMENT DIRECTOR PH. 877-736-3631 70 E. MONROE STREET FRANKLIN, IN 46131

CITY OF FRANKLIN PLANNING AND ENGINEERING DEPT.: TRAVIS UNDERHILL, CITY ENGR. PH. 877-736-3631

JOANNA MYERS, SENIOR PLANNER PH. 877-736-3631 70 E. MONROE STREET FRANKLIN, IN 46131 PH. 877-736-3631

PUBLIC WORKS DEPT.: RICK LITTLETON, SUPERINTENDENT 796 S. STATE STREET FRANKLIN, IN 46131 PH. 888-736-3640

GAS: BOB ROGGE VECTREN 600 INDUSTRIAL DR. FRANKLIN, IN 46131 PH. 800-227-1376

LEGAL DESCRIPTION:

LOT NUMBERED 1 IN NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE, AN ADDITION TO THE CITY OF FRANKLIN AS RECORDED IN PLAT CABINET D, PAGES 423 A & B, AND LAND SURVEYOR'S CORRECTION FOR SCRIVENER'S ERROR AS RECORDED OCTOBER 28, 2002, AS INSTRUMENT #2002-035915, AND LAND SURVEYOR'S CORRECTION FOR SCRIVENER'S ERROR RECORDED NOVEMBER 01, 2002, AS INSTRUMENT NUMBER 2002-036753 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

SURVEYOR'S REPORT:

I, WESLEY J. MEYERS, REGISTERED LAND SURVEYOR, INDIANA NO. LS-29400004, DO HEREBY STATE THAT AT THE REQUEST OF NANCY TJARKS, AGENT FOR CASEY'S MARKETING COMPANY, I HAVE CAUSED TO BE SURVEYED, UNDER MY DIRECT SUPERVISION, THE ACCOMPANYING TRACT, IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTIONS 1-30 OF THE INDIANA ADMINISTRATIVE CODE AND SUBMIT THE FOLLOWING OBSERVATIONS AND OPINIONS REGARDING THE VARIOUS LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS.
- B. OCCUPATION OR POSSESSION LINES.
- C. CLARITY OR AMBIGUITY OF RECORD DOCUMENTS AND DESCRIPTIONS
- D. THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS.

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARY OF THE LEGAL DESCRIPTION IN INSTRUMENT NUMBER 2002-036973, BEING LOT 1 IN NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE, IN THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA FOR THE PURPOSE OF BEING CONVEYED TO CASEY'S MARKETING COMPANY FOR THE CONSTRUCTION OF A PROPOSED CONVENIENCE STORE WITH GASOLINE SALES.

- A. THE AVAILABILITY, CONDITION AND LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ASSOCIATED WITH REFERENCE MONUMENTS ARE AS FOLLOWS:

ORIGINAL IRON ROD SURVEY MONUMENTS WITH CAPS STAMPED "S0390" WERE RECOVERED AT ALL FOUR CORNERS OF LOT 1 IN NORTHPOINTE SUBDIVISION, SECTION ONE. ALL RECOVERED MONUMENTS WERE IN GOOD CONDITION, EXCEPT THE MONUMENT AT THE SOUTHWEST CORNER OF SAID LOT ONE. IT WAS RECOVERED BENT AND EXTENDING ABOVE GROUND LEVEL. ANOTHER IRON ROD MONUMENT WITH NO IDENTIFYING CAP WAS RECOVERED ALONGSIDE THE ORIGINAL MONUMENT AT THE SOUTHWEST CORNER. IT APPEARED TO BE A REPLACEMENT MONUMENT FOR THE BENT ORIGINAL IRON ROD, HOWEVER NO CAP WAS ATTACHED TO IT. THE REPLACEMENT MONUMENT IS LOCATED 0.08 FEET IN A SOUTHEASTERLY DIRECTION FROM THE ORIGINAL MONUMENT. THE MAXIMUM VARIATION BETWEEN ANY MONUMENTS AROUND THE FOUR SIDES OF LOT 1 IS ALONG THE EAST LINE AND IS 0.33 FEET, PLUS OR MINUS. THE VARIATION BETWEEN MONUMENTS AROUND THE REAMING THREE SIDES OF LOT 1 DOES NOT EXCEED 0.04 FEET, PLUS OR MINUS.

OTHER MONUMENTS:

ADDITIONAL ORIGINAL IRON ROD SURVEY MONUMENTS WITH CAPS STAMPED "S0390" WERE RECOVERED IN GOOD CONDITION AT THE NORTHEAST AND NORTHWEST CORNER OF LOT 2 IN NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE. THE MAXIMUM VARIATION BETWEEN ANY OF THE CORNER MONUMENTS AROUND THE FOUR SIDES OF LOT 2 IS 0.13 FEET, PLUS OR MINUS.

FOR PURPOSES OF THIS SURVEY I HAVE ESTABLISHED THE BOUNDARY OF THE PROPERTY TO BE CONVEYED AS FOLLOWS:

I ESTABLISHED THE LINES AND CORNERS OF LOT 1 IN NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE BY ACCEPTING THE POSITION OF THE ORIGINAL IRON ROD SURVEY MONUMENTS WITH STAMPED CAPS RECOVERED, AT THE NORTHEAST, NORTHWEST, AND SOUTHEAST CORNERS OF SAID LOT. I ACCEPTED THE POSITION OF THE REPLACEMENT IRON ROD WITH NO CAP RECOVERED AT THE SOUTHWEST CORNER OF LOT 1.

- B. THE OBSERVABLE LINES OF OCCUPATION ALONG THE BOUNDARIES OF THIS SURVEY ARE SHOWN ON THE ATTACHED PLAT.

THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN ON THE ATTACHED PLAT.

- C. THIS IS A RETRACEMENT SURVEY BASED ON THE FOLLOWING DOCUMENTS AND DEEDS RECORDED IN JOHNSON COUNTY, INDIANA.

A WARRANTY DEED RECORDED NOVEMBER 4, 2002, AS DOCUMENT INSTRUMENT NUMBER 2002-036973, DAVID W. DOWDEN AND NANCY A. DOWDEN, GRANTORS, AND THE INDIANA MEMBERS CREDIT UNION, GRANTEE.

THE PLAT OF NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE, RECORDED IN PLAT CABINET D, PAGES 423 A & B.

A LAND SURVEYOR'S CORRECTION FOR SCRIVENER'S ERROR, RECORDED OCTOBER 28, 2002, AS INSTRUMENT NUMBER 2002035915. THIS SCRIVENER'S CORRECTION REVISES THE LEGAL DESCRIPTION FOR THE PLAT OF NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE AND ANNOTATES CERTAIN CHANGES IN DIMENSIONS AND OTHER TEXT ON THE PLAT. THE PLATTED BEARINGS AND DIMENSIONS FOR LOT 1 IN SAID SUBDIVISION DO NOT APPEAR TO BE AFFECTED BY THE CORRECTIONS BETWEEN THE ORIGINAL RECORDED SUBDIVISION PLAT AND THE RECORDED SURVEYOR'S CORRECTION FOR SCRIVENER'S ERROR.

A LAND SURVEYOR'S CORRECTION FOR SCRIVENER'S ERROR, RECORDED NOVEMBER 1, 2002, AS INSTRUMENT NUMBER 2002036753. THIS CORRECTION ONLY REVISES THE TOWNSHIP NUMBER THAT THE PLAT IS LOCATED IN.

IT IS MY OPINION THAT THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED FOR THIS SURVEY IN ACCORDANCE WITH THE RECORD DOCUMENTS AREA AS FOLLOWS:

THERE ARE NO APPARENT MISCLSURES IN THE RECORD DOCUMENTS AFFECTING THE PROPERTY SURVEYED.

THERE ARE NO APPARENT GAPS OR OVERLAPS IN THE TITLE AFFECTING THE PROPERTY SURVEYED.

- D. THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS OF THE SUBJECT TRACT ESTABLISHED BY THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR AN URBAN SURVEY (0.07 FEET PLUS 50 PARTS PER MILLION) AS DEFINED IN IAC 865.

SIGNED AND SEALED THIS 17TH DAY OF AUGUST, 2015

FARNSWORTH GROUP 2211 WEST BRADLEY AVENUE CHAMPAIGN, IL 61821 PH (217) 352-7408

Wesley J. Meyers
WESLEY J. MEYERS
REGISTERED LAND SURVEYOR NO. LS-29400004 IN THE STATE OF INDIANA

MY LICENSE EXPIRES JULY 31, 2016



DATE: 08/17/15
EXP. DATE: 07-31-2016

SURVEY NOTES:

- 1. THE AREA OF THE PROPERTY SURVEYED IS 71,370 SQUARE FEET OR 1.639 ACRES, MORE OR LESS.
- 2. THE PROPERTY SURVEYED HAS A CURRENT STREET ADDRESS 3048 US HIGHWAY 31, FRANKLIN, INDIANA 46131.
- 3. THE PROPERTY SURVEYED IS ZONED GENERAL "MXC: MIXED USE, COMMUNITY CENTER" DISTRICT BY THE CITY OF FRANKLIN, INDIANA. THE PROPERTY IS FURTHER AFFECTED BY A "GW-OL: GATEWAY OVERLAY" DISTRICT. REFER TO THE CITY OF FRANKLIN ZONING ORDINANCE FOR FURTHER INFORMATION.
- 4. NO EVIDENCE OF CEMETERIES WAS OBSERVED ON THE PROPERTY SURVEYED.
- 5. NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WAS OBSERVED ON THE PROPERTY SURVEYED.
- 6. NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL WAS OBSERVED ON THE SURVEYED PROPERTY.
- 7. I HAVE NOT MADE A SEPARATE SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, ZONING, LAND USE, OWNERSHIP, OR TITLE EVIDENCE AND DETAILED FLOOD HAZARD INFORMATION IN CONJUNCTION WITH THIS SURVEY.
- 8. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN ON THE ATTACHED PLAT.
- 9. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SURVEYED IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 188081C01390, WITH EFFECTIVE DATE OF AUGUST 2, 2007, FOR JOHNSON COUNTY, INDIANA AND INCORPORATED AREAS.
- 10. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS ESTABLISHED FROM A GPS OBSERVATION. THREE BENCHMARKS HAVE BEEN SET FOR USE ON THIS SITE:

BENCHMARK NO. 104: SET RAILROAD SPIKE IN SECOND UTILITY POLE WEST OF US 31 ON SOUTH SIDE OF EARLYWOOD DR., ELEVATION = 777.37 FEET.

BENCHMARK NO. 103: SET RAILROAD SPIKE IN FIRST UTILITY POLE NORTH OF EARLYWOOD DRIVE ON WEST SIDE OF US 31, ELEVATION = 778.11 FEET.

BENCHMARK NO. 106: SET CHISELED SQUARE ON EAST MOST LIGHT POLE BASE ON SOUTH SIDE OF CARWASH PROPERTY, BEING ON LOT 2 OF NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE, ELEVATION = 777.62 FEET.

- 11. BEARINGS REFER TO THE SOUTH LINE OF LOT 1 IN NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE SHOWN ON SAID PLAT RECORDED IN PLAT CABINET D, PAGES 423 A & B, AS SOUTH 88 DEGREES 47 MINUTES 40 SECONDS WEST AND SIMILARLY SHOWN AS SOUTH 88 DEGREES 47 MINUTES 40 SECONDS WEST ON SAID PLAT, WHICH WAS ATTACHED TO A LAND SURVEYOR'S CORRECTION FOR SCRIVENER'S ERROR, RECORDED AS INSTRUMENT NUMBER 2002035915.
- 12. ALL UNDERGROUND UTILITY ROUTINGS ARE NOT NECESSARILY KNOWN OR SHOWN.
- 13. FIELD WORK FOR THIS SURVEY WAS PERFORMED ON AUGUST 7, 2015.
- 14. THE PROPERTY SURVEYED IS BASED ON INFORMATION PROVIDED IN CHICAGO TITLE INSURANCE COMMITMENT FOR TITLE INSURANCE NO. 15-67322, WITH EFFECTIVE DATE OF AUGUST 5, 2015, ISSUED BY JOHNSON COUNTY LAND TITLE, INC., IN FRANKLIN, INDIANA. THEREFORE, IF THERE ARE RECORDINGS OF EASEMENTS OR OTHER AGREEMENTS AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN THROUGH SUCH TITLE INFORMATION, WE WOULD BE UNAWARE OF SAME, AND THEY, THEREFORE WOULD NOT BE SHOWN ON THIS PLAT.
- 15. SCHEDULE B, SECTION I, ITEM 8 OF SAID ABOVE TITLE COMMITMENT REFERENCES AN EASEMENT FOR SANITARY SEWER IN FAVOR OF THE CITY OF FRANKLIN, INDIANA. THIS EASEMENT APPEARS TO BE LOCATED WITHIN THE 30 FOOT WIDE EASEMENT FOR SANITARY SEWER AND WATER MAIN SHOWN ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. 31 ON THE PLAT OF NORTHPOINT COMMERCIAL SUBDIVISION, SECTION ONE.
- 16. SCHEDULE B, SECTION I, ITEM 9 OF SAID ABOVE TITLE COMMITMENT REFERENCES AN EASEMENT FOR SANITARY SEWER AND WATER MAIN IN FAVOR OF THE CITY OF FRANKLIN, INDIANA. THIS EASEMENT APPEARS TO BE LOCATED WITHIN THE 30 FOOT WIDE EASEMENT FOR SANITARY SEWER AND WATER MAIN SHOWN ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. 31 ON THE PLAT OF NORTHPOINT COMMERCIAL SUBDIVISION, SECTION ONE.
- 17. SCHEDULE B, SECTION I, ITEM 10 OF SAID ABOVE TITLE COMMITMENT REFERENCES A CONSENT TO GRANT AN EASEMENT FOR WATER MAIN BY THE CITY OF FRANKLIN, INDIANA TO INDIANA CITIES UTILITIES FOR THE PLACEMENT OF WATER MAIN WITHIN THE EASEMENT AREAS OF THE TWO ABOVE MENTIONED EASEMENTS IN FAVOR OF THE CITY OF FRANKLIN BASED ON A PREVIOUS EASEMENT GRANTED TO INDIANA CITIES UTILITIES THAT IS LOCATED WITHIN THE AREA OF THE TWO EASEMENTS IN FAVOR OF THE CITY OF FRANKLIN.
- 18. SCHEDULE B, SECTION I, ITEM 11 OF SAID ABOVE TITLE COMMITMENT REFERENCES EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE, AND SEWER THAT ARE SHOWN ON THE PLAT OF NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE. THESE EASEMENTS ARE SHOWN ON THE ATTACHED PLAT.
- 19. SCHEDULE B, SECTION I, ITEM 12 OF SAID ABOVE TITLE COMMITMENT REFERENCES BUILDING SETBACK LINES THAT ARE SHOWN ON THE PLAT OF NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE. THESE SETBACK LINES ARE SHOWN ON THE ATTACHED PLAT.
- 20. SCHEDULE B, SECTION I, ITEM 13 OF SAID ABOVE TITLE COMMITMENT REFERENCES THE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED FOR THE PLAT OF NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE. THESE ITEMS ARE NOT PROVIDED AT THE TIME OF THIS SURVEY. THEREFORE IF THERE ARE ANY COVENANTS, CONDITIONS, RESTRICTIONS, AND AGREEMENTS AFFECTING SAID PLAT WHICH ARE NOT SHOWN THROUGH SUCH TITLE INFORMATION, WE WOULD BE UNAWARE OF SAME, AND THEY, THEREFORE WOULD NOT BE SHOWN ON THIS PLAT.
- 21. SCHEDULE B, SECTION I, ITEM 14 OF SAID ABOVE TITLE COMMITMENT REFERENCES RIGHT-OF-WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY. ALL APPARENT OBSERVABLE DRAINAGE FEATURES AND EASEMENTS AFFECTING DRAINAGE ARE SHOWN ON THE ATTACHED PLAT.
- 22. SCHEDULE B, SECTION I, ITEM 15 OF SAID ABOVE TITLE COMMITMENT REFERENCES SANITARY SEWER EASEMENTS SHOWN ON THE PLAT OF NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE. ALL OBSERVABLE SANITARY SEWER LINES AND EASEMENTS ARE SHOWN ON THE ATTACHED PLAT.
- 23. SCHEDULE B, SECTION I, ITEM 16 OF SAID ABOVE TITLE COMMITMENT REFERENCES A 5 FOOT DEDICATION FOR RIGHT-OF-WAY ON THE PLAT OF NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE. THE NORTH LINE OF THE 5 FOOT RIGHT-OF-WAY DEDICATION IS THE PRESENT SOUTH LINE OF LOT 1 AND NORTH RIGHT-OF-WAY LINE OF EARLYWOOD DRIVE AS SHOWN ON THE ATTACHED PLAT.
- 24. SCHEDULE B, SECTION I, ITEM 17 OF SAID ABOVE TITLE COMMITMENT REFERENCES LIMITATION FOR ACCESS TO AND FROM THE RIGHT-OF-WAY OF U.S. ROUTE 31. THE PLAT OF NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE SHOWS A ONE FOOT WIDE NO ACCESS EASEMENT THAT PARALLELS THE WEST RIGHT-OF-WAY LINE OF U.S. 31. THIS GIVES THE APPARENT INDICATION THAT NO ACCESS IS PERMITTED FROM ANY LOTS TO U.S. 31. FURTHER INFORMATION REGARDING THE ACCESS MIGHT BE PROVIDED IN THE COVENANTS FOR THIS SUBDIVISION, WHICH WERE NOT PROVIDED AT THE TIME OF THIS SURVEY.

LEGAL DESCRIPTION:

LOT NUMBERED 1 IN NORTHPOINTE COMMERCIAL SUBDIVISION, SECTION ONE, AN ADDITION TO THE CITY OF FRANKLIN AS RECORDED IN PLAT CABINET D, PAGES 423 A & B, AND LAND SURVEYOR'S CORRECTION FOR SCRIVENER'S ERROR AS RECORDED OCTOBER 28, 2002, AS INSTRUMENT #2002-035915, AND LAND SURVEYOR'S CORRECTION FOR SCRIVENER'S ERROR RECORDED NOVEMBER 01, 2002, AS INSTRUMENT NUMBER 2002-036753 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

D/B/A FARNSWORTH, INC.

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Engineers | Architects | Surveyors | Scientists

ISSUE:

#	Date:	Description:

PROJECT:

CASEY'S MARKETING COMPANY

SURVEYOR'S CERTIFICATION

TO: CASEY'S MARKETING COMPANY, CHICAGO TITLE INSURANCE COMPANY AND JOHNSON COUNTY LAND TITLE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS 2011 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6b, 7a, 8, 11b, 14, 16 AND 18 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FARNSWORTH GROUP INC. 2211 WEST BRADLEY AVENUE CHAMPAIGN, ILLINOIS 61821

BY: Wesley J. Meyers
WESLEY J. MEYERS
REGISTERED LAND SURVEYOR NO. LS-29400004 IN THE STATE OF INDIANA



DATE: 08/17/15
EXP. DATE: 07-31-2016

NOTE: THE WORD "CERTIFY" IS DEFINED AS FOLLOWS FOR THIS PLAT: - A DESIGN PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE DESIGN PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS INSTRUMENT WAS PREPARED BY:

BY: Wesley J. Meyers
WESLEY J. MEYERS
REGISTERED LAND SURVEYOR NO. LS-29400004 IN THE STATE OF INDIANA

CITY OF FRANKLIN, JOHNSON CO., INDIANA

Date: 08-17-15

Design/Drawn: SDS

Reviewed: WJM

Book No.: 116 Field: JL / RN

SHEET TITLE:

ALTA / ACSM LAND TITLE SURVEY

SHEET NUMBER:

2 OF 2

Project No.: 0151019.00